



**JT HASELWOOD & Co**  
CHARTERED SURVEYORS

## DESIGN AND ACCESS STATEMENT

FOR

Proposed new Agricultural Building

AT

Heylin Farm  
Garth  
Guilsfield  
Welshpool  
SY21 9BX

ON BEHALF OF  
T Rogers

---

Prepared by  
**JAMES HASELWOOD MRICS**  
**JT Haselwood & Co Ltd**  
CHARTERED SURVEYORS  
Tedsmere House, Weston Road, Baschurch SY4 2DE  
**Telephone: 07557 167982**



## Contents

1.0	Summary .....	3
2.0	Introduction .....	3
3.0	Location.....	3
4.0	Description of Site.....	4
5.0	Requirement .....	7
6.0	Current Development Plan and Policy Context .....	7
6.1	Local Planning Policy .....	7
6.1	National Planning Policy Framework .....	8
7.0	Design.....	8
8.0	Access .....	8
9.0	Impact on Adjoining Properties .....	9
10.0	Disabled Access.....	10
11.0	Drainage .....	10
12.0	Ecology and Arboriculture .....	10
13.0	Designations .....	10
14.0	Flooding.....	10
15.0	Conclusion .....	11

## 1.0 Summary

The proposal is for the erection of a general-purpose agricultural building on the existing yard at Heylin Farm, The Garth, Guilsfield. The proposed building will replace three redundant buildings and shall be used for the applicant to store machinery and equipment related to their agricultural contracting business.

## 2.0 Introduction

This statement accompanies a full planning application for a new agricultural building on land which forms the existing yard at Heylin Farm, The Garth, Guilsfield.

It is also necessary that due consideration is given to the following drawings and reports submitted as part of this application:

- Location Plan
- Block Plan
- Elevations

## 3.0 Location

The site is located to the south west of the redundant buildings at Heylin Farm, The Garth, Guilsfield.



## 4.0 Description of Site

The site is currently an area of hardstanding that forms part of the existing yard area at Helyin Farm. Prior to the applicant purchasing the property the site was used as an area to store silage. The earth banded walls are still in situation and the area is now overgrown with grass and weeds.

*Photographs of the site:*









## 5.0 Requirement

The applicant has been storing their machinery and equipment outside and in a dilapidated timber building which are no longer fit for purpose. The proposed development will replace this building and provide additional much needed secure storage.

## 6.0 Current Development Plan and Policy Context

### 6.1 Local Planning Policy

The proposed site is located within the jurisdiction of Wrexham Council. The Proposals are in line with Technical Advice Note 6 (TAN 6) - Planning for Sustainable Rural Communities with the proposals being reasonable for the purpose of carrying out agriculture.

We believe the proposal meets planning policies relating to Agriculture as follows:

- The proposed development would not cause any unacceptable effects on the local landscape
- The proposed building is sited and designed to minimise the impact on the landscape. The maximum height has been considered and it is proposed to be located within/adjacent to the existing farmyard.
- The proposal has taken into consideration of existing landscape features, such as hedgerows and trees which are all retained.
- The proposals also help the farm business to develop, provide sustainable employment and provide the business with a secure premise.

In addition to locally formed policies the application has been prepared considering national planning guidance provided in the National Planning Policy Framework (NPPF), which supports agricultural enterprises.

## 6.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development. The proposal represents sustainable development, supporting the local economy by allowing the applicant to develop their existing and established agricultural contracting business. This will, in addition to supporting the applicant's business, also support the wider economy by enabling the applicant to continue to provide vital agricultural services to local farmers.

## 7.0 Design

The proposed design is typical of agricultural buildings used for this purpose in terms of scale and choice of materials. The roof and the walls are to be clad in box profile juniper green metal sheeting. The base of the walls will be pre-cast concrete panels to 1200mm from the ground to meet the sheet wall cladding.

## 8.0 Access

The proposed development will utilise the existing access to the yard which joins onto the adopted unclassified road to the south of the applicant's property. The proposed development will not increase the use of the existing access to the site.

*Photo of existing access:*







## 9.0 Impact on Adjoining Properties

Heylin farm is situated within the grounds of what was once Garth Hall. The traditional farm buildings and Heylin Farm are classified as Grade II Listed. The proposed site is and has been for some time been used as a modern farmstead including the use of the traditional farm buildings. The proposed building, albeit new shall have a positive impact on the site with the removal of the derelict buildings and clearance of the obsolete silage clamps.

The site is not visible to any other residential properties.

## 10.0 Disabled Access

The proposal is an agricultural building and is not purported to be a public building. Therefore, no dedicated access for disabled people will be made.

## 11.0 Drainage

It is proposed to drain the surface water using a soakaway system and the proposal will not generate foul waste.

## 12.0 Ecology and Arboriculture

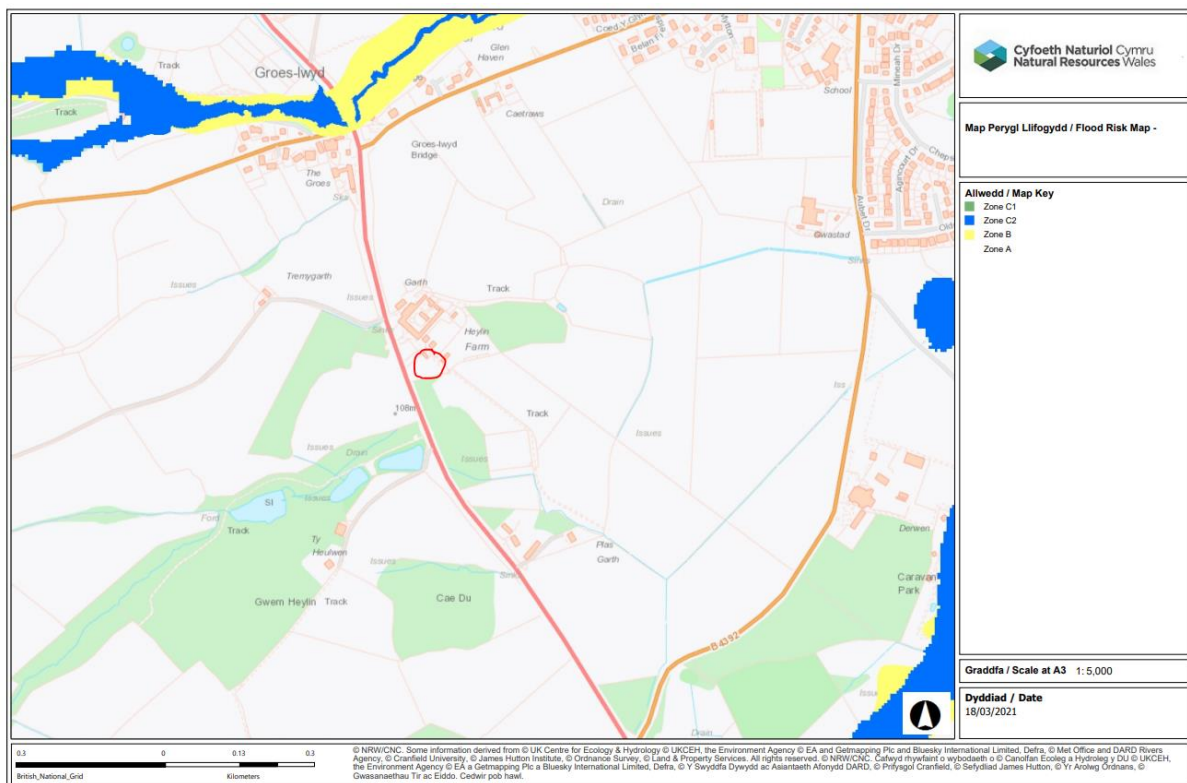
It is felt that the proposal can be developed without impacting upon local wildlife and eco-systems. The site is currently part of the existing yard area and therefore is unlikely to be suitable habitat for any protected species. The existing hedgerows around the yard will not be impacted as a result of the proposed development.

## 13.0 Designations

Following a search of DEFRA's interactive map, the proposed site is not located on land that is subject to any statutory or non-statutory land-based designations.

## 14.0 Flooding

Referring to the Environment Agency Flood Maps, it is apparent that the site does not sit in nor is it in the immediate area of any flood plains.



Natural Resources Wales Flood Map showing that the site does not fall within a flood zone.

## 15.0 Conclusion

In preparing this Statement for the proposed new agricultural building at Heylin Farm, every effort has been made to demonstrate the need for the proposed building and to explain how it will not cause undue impact on the surrounding area. The new building will enable a local business to develop and ensure the wellbeing and the preservation of the traditional buildings at the Garth site for years to come. We hope the information contained within this statement allow the proposal to be determined positively.